

**TRANSFER
TAX
PAID**

FORECLOSURE DEED

Received Kennebec SS,
07/29/2009 10:14AM
Pages 4 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

57-147

KNOW ALL BY THESE PRESENTS, that Aurora Loan Services, LLC, with a mailing address of 2617 College Park Drive, Scottsbluff, NE 69361 (GRANTOR), for consideration paid, the receipt of which is hereby acknowledged, does hereby give, grant, convey and release unto, Aurora Loan Services, LLC, with a mailing address of 2617 College Park Drive, Scottsbluff, NE 69361 (GRANTEE) successors, heirs and assigns forever, that certain lot or parcel of land, with any buildings thereon, located at 15 Kelsey Street, Waterville, in the County of Kennebec, and State of Maine, as more fully described in Exhibit A, attached hereto, and fully incorporated herein by reference.

BEING THE SAME PREMISES described in a Mortgage Deed of Marc H. Luther, dated February 20, 2007, and recorded in the Kennebec County Registry of Deeds Book 9255, Page 175, assignment to Plaintiff dated July 25, 2008, and recorded in said Registry in Book 9819, Page 341, which mortgage was foreclosed by civil action pursuant to 14 M.R.S.A ss 6321 et seq. in Kennebec District Court, Docket No. RE-08-132, entitled Aurora Loan Services, LLC vs. Marc H. Luther. Pursuant to applicable Maine law, a public auction of the property was held on June 12, 2009, in accordance with the aforesaid judgment.

AND GRANTOR does hereby assign to Grantee all rights and interest of Grantor as high bidder at the public foreclosure sale held in the above matter.

Notwithstanding the date of execution or acknowledgment, this deed shall not be deemed delivered and the conveyance of the subject property and assignment of rights shall not be effected until this deed has been recorded in the Kennebec County Registry of Deeds.

IN WITNESS WHEREOF, the said Aurora Loan Services, LLC, has caused these presents to be signed and sealed this 23rd day of July, 2009.

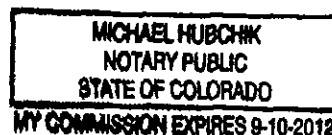
Aurora Loan Services, LLC



By: Cheryl R. Marchant
Its: Vice President

State of Colorado
County of Douglas


Personally appeared before me this 23rd day of July, 2009, Cheryl R. Marchant, in her aforesaid capacity, and acknowledged the foregoing to be her free act and deed, and the free act and deed of said Aurora Loan Services, LLC.



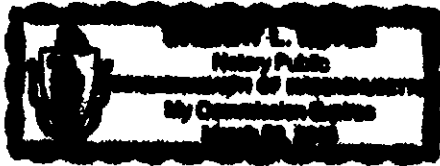
Notary signature, Michael Hubchik
My Commission Expires 09/10/2012

④ *Monahan, Travis*

Before this day personally appeared John A. Doonan, Esquire, who being Duly Sworn, deposes and says that this is to certify that on May 12, 2009, May 19, 2009, and May 26, 2009, Notice of Public Sale of Real Estate, Aurora Loan Services, LLC vs. Marc H. Luther, Docket No. RE-08-132, was inserted in the Kennebec Journal, a weekly newspaper circulated in Kennebec County.


John A. Doonan, Esq.

Sworn to and subscribed before me this 28th day of July A.D., 2009.



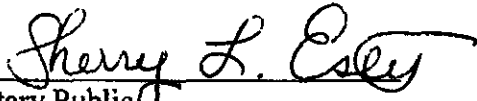

Notary Public



EXHIBIT A

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, with the buildings thereon, bounded and described as follows:

Beginning at an iron bolt in the north line of Kelsey Street at the southwest corner of the lot formerly owned by Wade Burgess and Brisk, and running thence westerly on the north line of Kelsey Street one hundred ninety-eight feet and six inches (198'6") to a stone monument at the southeast corner of Jewish Church lot, so-called; thence northerly on the easterly line of said church to one hundred ninety-eight (198) feet to an iron pin at the northwest corner of the Burgess lot, so-called, one hundred thirty-three (133) feet to the point of beginning.

Excepting from the above described parcel that lot which was conveyed by State-Land, Inc. to the City of Waterville by warranty deed dated February 6, 1969, and which is recorded in the Kennebec Registry of Deeds in Book 1488, Page 761 and further described as follows: Beginning at a stake in the ground on the northeasterly side of Kelsey Street; thence running in a general northwesterly direction one hundred (100) feet along said Kelsey Street to another stake in the ground; thence running in a general northeasterly direction a distance of one hundred thirty-nine (139) feet, more or less, to another stake in the ground; thence running in a general southeasterly direction a distance of one hundred (100) feet to another stake in the ground; thence running in a general southwesterly direction a distance of one hundred thirty-nine (139) feet, more or less, along the boundary of State-Land, Inc. to the point of beginning, which point is one hundred (100) feet easterly from the southeast corner of the Jewish Church, so-called.

Title deed reference in Book 7964 Page 286.

NOTICE OF PUBLIC SALE OF REAL ESTATE

By virtue of and in execution of a Judgment of Foreclosure and Sale entered in the Kennebec County District Court, on February 4, 2009, in Civil Action, Docket No. RE-08-132 brought by Aurora Loan Services, LLC against Marc H. Luther for the foreclosure of a mortgage recorded in the Kennebec County Registry of Deeds in Book 6255, Page 175, the statutory ninety (90) day period of redemption having expired without redemption, notice is hereby given that there will be a public sale on June 12, 2009 at 11:00 AM at the law office of Samuel Sherry, Esquire, located at 41 Bates Street, Portland, ME 04103, all and singular the premises described in said mortgage and being a certain lot

thereon, situated in the town of Waterville, County of Kennebec, and State of Maine, described in said mortgage as being located at 16 Kelsey Street, Waterville, ME.

TERMS OF SALE: The property will be sold to the highest bidder at the sale, who shall pay a deposit of Ten Thousand and No/100 Dollars (\$10,000.00) in cash, certified check or funds acceptable to mortgagee at the time and place of sale. The successful bidder shall be required to execute a Purchase and Sale Agreement with said Aurora Loan Services, LLC with the aforesaid Ten Thousand and No/100 Dollars (\$10,000.00), as a non-refundable and non-interest bearing deposit thereon providing for a closing within thirty (30) days of the date of the public sale, at which time the balance of the bid

funds payable to Loan Services, LLC, aforesaid, which will then deliver a duly executed quitclaim deed. The sale shall be made subject to: (a) any condition which a title search would reveal, (b) any unpaid taxes or assessments due to the Municipality of Waterville, and (c) any facts which an accurate survey of the premises might show. The property shall be sold "as is" and "where is" without any warranties whatsoever expressed, implied or otherwise. Other terms will be announced at the sale. Dated: May 4, 2009, S/ John A. Doonan, Esq., Bar No. 3250, Lauren A. Roche, Esq., Bar No. 4181, Attorney for Aurora Loan Services, LLC, Doonan, Graves & Longoria, LLC, 100 Cummings Center, Suite 225D, Beverly, Massachusetts 01915, 978-681-3870.